CITY OF SAN JOSÉ, CALIFORNIA

Building Division Informational Handout

Handout No. 6-8
Published: 8/21/00
Revised 8-14-06

Condensate Disposal Requirements

The proceeding information pertains to condensate discharge requirements for air-conditioning units in residential, commercial and industrial buildings.

Residential Condensate Disposal Requirements -

Condensate discharge for residential air-conditioning units is typically terminated in drywells. Drywell specifications are as follows:

1. The minimum size of a residential drywell is 2 foot square by 2 foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
3. The drywell shall be filled with min. 1" rock.
4. The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete over that.
5. The condensate pipe from the cooling coil (minimum 3/4") shall **indirectly connect** to a minimum 1 1/2" drainpipe. The indirect connection shall be made by an air break at the edge of the foundation.

Miscellaneous Information -

When a cooling coil is located in an **attic**, a **secondary** condensate drainpipe shall be installed and shall terminate in a readily observable exterior location such as, over a window or door.

Condensate may terminate indirectly into a properly trapped and vented plumbing receptor or directly into its tailpiece.

Commercial & Industrial Condensate Disposal Requirements -

Condensate discharge for commercial and industrial air-conditioning units shall be terminated as follows:

- Air-conditioning condensate drains shall be trapped and vented per the conditions of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
- Condensate from commercial & industrial air conditioning units must **terminate**, either, at the ***storm drain*** **or** to a ***drywell*** **or** indirectly into the ***sanitary system***.
  - When the condensate is terminated at the ***storm drain*****,** the connection shall be an **indirect connection**.
    - Note: Condensate shall not drain over a public way or over a roof surface.
    - Note: Indirect connections to storm drainage shall be outside the building.
  - When the condensate is terminated at a ***drywell***, it shall be an **indirect connection** to a properly constructed drywell.

Note: Handouts are available at the Building Division Permit Center, which specify drywell requirements.

- When condensate is discharged to the sanitary system, it shall be an indirect connection into a properly trapped and vented plumbing receptor or directly into its tailpiece.

Note: When a cooling coil is located in an attic, a secondary drain shall be required.

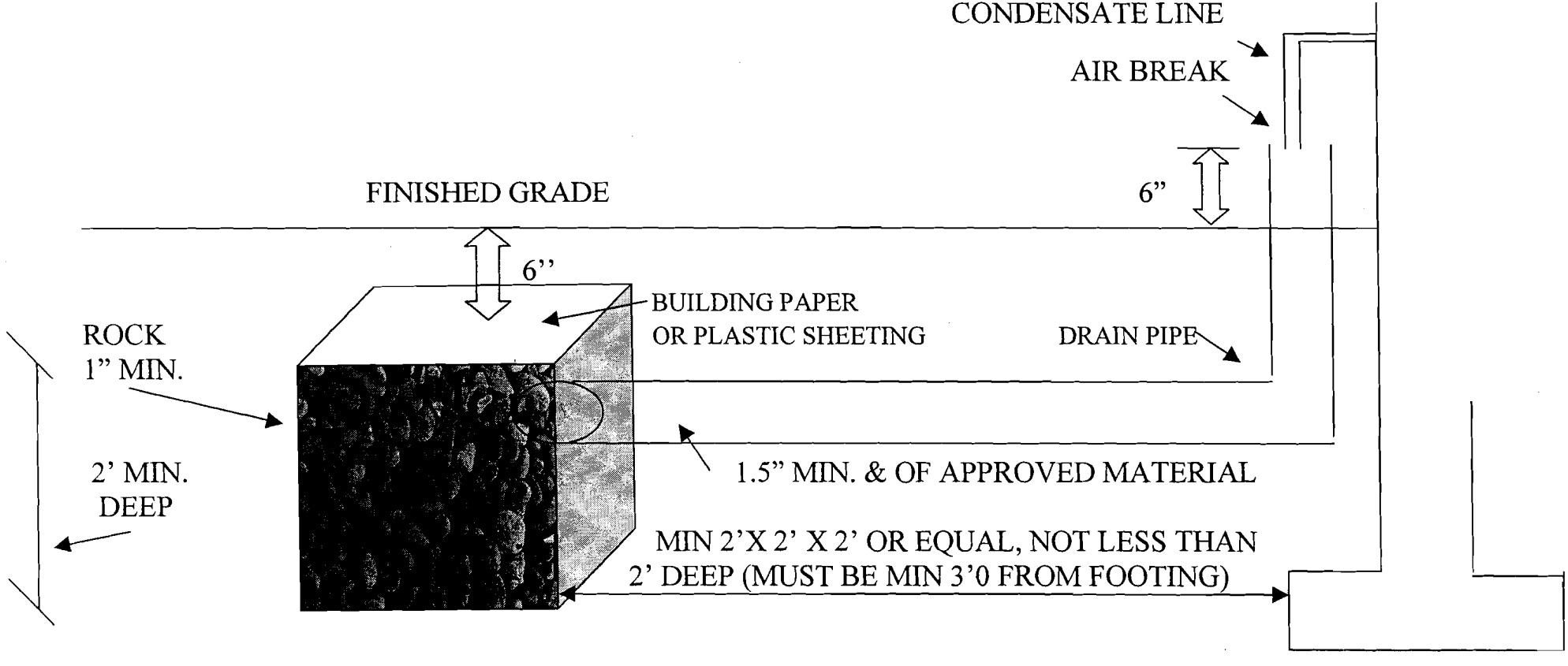
Additional information can be obtained by visiting our website at www.sanjoseca/building/ or by calling our Information Inspector's voice mail at (408) 535-3555 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 East Santa Clara St. Our hours are 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. and 1:00 p.m.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement

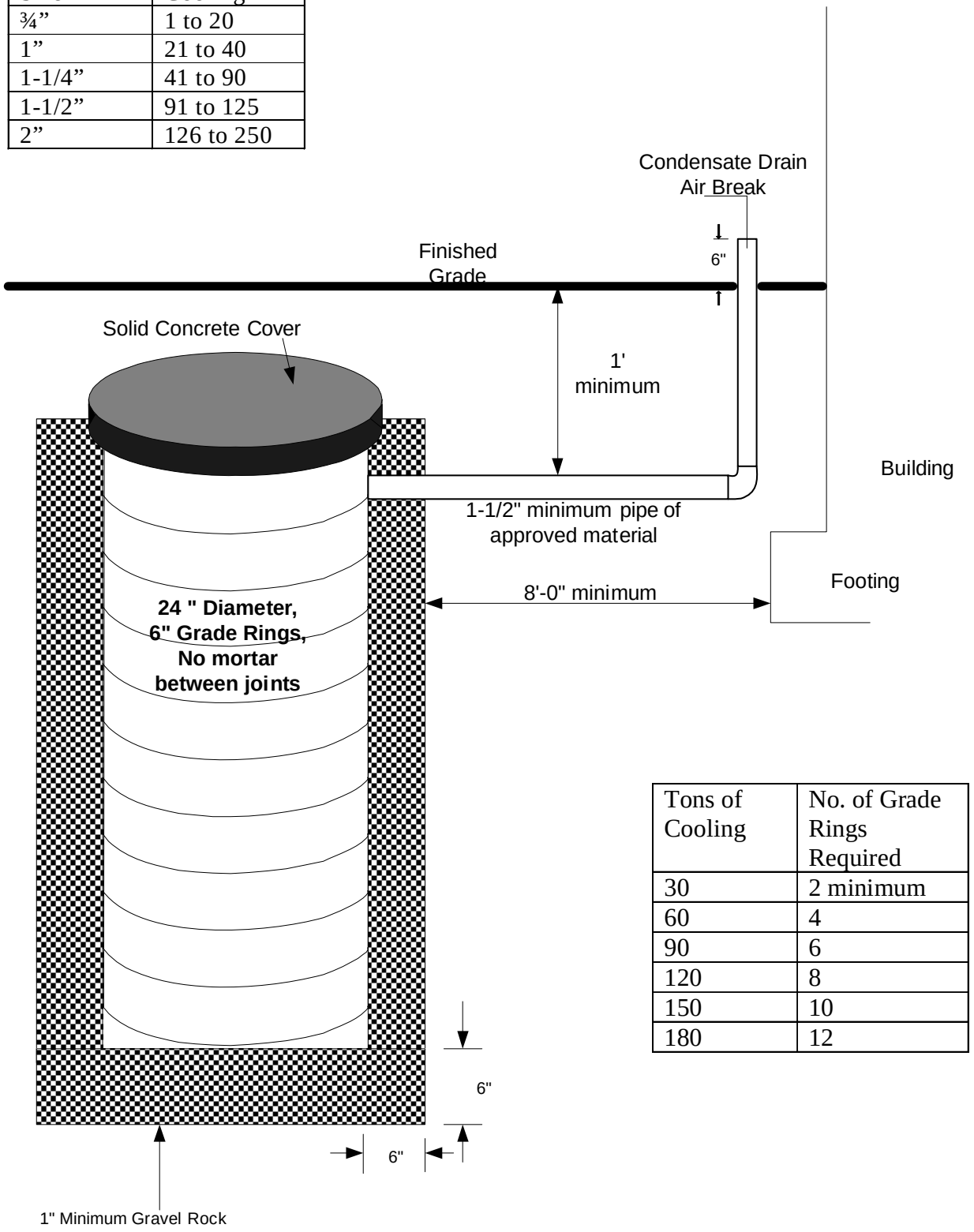
STEPHEN M. HAASE, AICP, DIRECTOR

RESIDENTIAL CONDENSATE LINE & DRYWELL



COMMERCIAL CONDENSATE DRAINS & DRY-WELL - WHEN NO STORM DRAIN IS AVAILABLE

Drain Pipe Size	Tons of Cooling
¾”	1 to 20
1”	21 to 40
1-1/4”	41 to 90
1-1/2”	91 to 125
2”	126 to 250



Tons of Cooling	No. of Grade Rings Required
30	2 minimum
60	4
90	6
120	8
150	10
180	12